



# Report of Technical Review Committee

Docket #: PC2006-056 Project Type: Primary Plat TRC Meeting: 9/27/06  
Project: Auto Zone Plat  
Location: South U.S. Hwy. 31 (old Wilsonian Motel site)  
Engineer: Roger Ward Engineering Representative(s): \_\_\_\_\_

## TRC Members Present

Planning:  
Bill Peeples  
Lowell Weber

Engineering & Sanitation:  
Paul Peoni - Engineering  
Kevin Riddle - Engineering  
Keith Meier - Sanitation

Fire Department:  
Rodney Johnson

Parks Department:  
Evan Springer

Police Department:  
Chief Pitcher

Other:  
Andy Nichols - SWCD

## Minutes:

This is the site of the Wilsonian Motel. The motel buildings will be demolished. The 4.11-acre property will then be platted into a 2- to 4-lot commercial subdivision. There is a proposed Auto Zone retail store proposed on one lot. Other tenants are yet to be determined.

Evan Springer moved to forward petition to Plan Commission with an approval recommendation subject to below conditions. Chief Pitcher seconded. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

## With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) Landscape plans shall be subject to revision as per written staff report.
- 5) All written comments listed in Fire Department's report shall be met. (attached)
- 6) The height and location of any building or other structure located within the boundaries of the Greenwood Airspace Zoning District shall be reviewed and approved by the Greenwood Board of Aviation Commissioners prior to the issuance of an improvement location permit; review and approval by the Federal Aviation Administration (FAA) and/or the Division of Aeronautics, Indiana Department of Transportation, may also be required.
- 7) The 50-foot building setback line shown on lot no. 1 shall be extended northward across Block A also.
- 8) A permit shall be obtained from INDOT prior to any work being performed in the r-o-way of U.S. Hwy. 31.
- 9) Primary and Secondary plats shall show a 6-ft. wide sidewalk and a 7 ft. wide easement adjacent to and parallel to U.S. Hwy. 31 r-o-way.
- 10) Secondary plats shall include ingress/egress easements to allow traffic movements to and from each lot within the plat. Buildings shall be arranged in such a manner as to provide ease of traffic circulation within the plat.

- 11) A “no driveway access” easement shall be provided along the entire U.S. Hwy. 31 frontage except for the one driveway.
- 12) Secondary plat plans shall show landscape buffering easement along all perimeter boundaries that border residential zoning or uses.
- 13) Easements for existing sanitary sewer mains shall be either located and submitted or dedicated as part of the secondary approval process.
- 14) Sewer mains less than 6” in diameter shall be replaced in accordance with the requirement of the Board of Public Works and Safety requirements as part of the execution of construction plans.
- 15) Plat and plans shall be subject to further review and approval (including drainage plans and calculations) by the City Engineering Department.
- 16) Waiver required from BPWS for dry detention.
- 17) Median details within U.S. 31 shall be incorporated into revised plans for information purposes subsequent to Plan Commission approval.
- 18) Subdivision development infrastructure shall be included on the secondary plat submission and Auto Zone building construction details shall be submitted as part of a separate site development plan request, which may be submitted concurrently if desired.
- 19) Additional review and consultation remains from Parks Department which may be submitted at a later date.

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Chairman